

Waterville, Maine  
8/21/96NO TRANSFER  
TAX PAID

## SHORT FORM QUITCLAIM DEED WITH COVENANT

(022175)

TERRY L. GAGNER of Kittery, Maine, FOR CONSIDERATION PAID, grants to THE GAGNER FAMILY LIMITED PARTNERSHIP, a Maine limited partnership with a mailing address of 306 U.S. Route 1, Kittery, Maine 03904, with QUITCLAIM COVENANT, certain real property, together with any improvements thereon, located at Waterville, Kennebec County and State of Maine, more particularly bounded and described on Exhibit A attached hereto and made a part hereof.

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Janet A. Gagner, spouse of the grantor herein, releases all rights in the premises being conveyed.

WITNESS our hands and seal this 28 day of August, 1996.

WITNESS:

[Signature]

To both

[Signature]  
Terry L. Gagner

[Signature]  
Janet A. Gagner

State of Maine

York, ss.

August 28, 1996

PERSONALLY APPEARED the above-named Terry L. Gagner and Janet A. Gagner as aforesaid and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]  
Notary Public/Attorney at Law

UFEMIA U. ZIMMER  
Notary Public, Maine  
My Commission Expires August 22, 2002



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EXHIBIT A TO  
DEED FROM TERRY L. GAGNER TO  
THE GAGNER FAMILY LIMITED PARTNERSHIP  
Page 1 of 1 (8/21/96)  
Waterville, Maine

A certain lot or parcel of land with building thereon situated on the southerly side of Kennedy Memorial Drive in the City of Waterville, County of Kennebec and State of Maine, being bounded and described as follows:

Beginning on the southerly side of said Kennedy Memorial Drive at the northwesterly corner of land conveyed to Lucien F. Mathieu by deeds recorded in Book 2219, Page 130 and Book 4259, Page 284;

Thence by said Mathieu land S 4°26'50" E a distance of 177.22' to a corner;

Thence continuing by said Mathieu land S 82°04'35" E, a distance of 90.00' to land conveyed to WalMart Stores, Inc. by deed recorded in Book 4831, Page 309;

Thence by said WalMart Stores, Inc. line on the following courses;

S 33°01'47" W a distance of 338.64' to a rod marking an angle in said line;

N 82°12'15" W a distance of 242.64' to a rod marking an angle in said line;

S 38°35'55" W a distance of 114.60' to the easterly side of Route I-95, northbound off-ramp;

Thence by said Route I-95 easterly line on the following courses;

N 28°19'05" E a distance of 168.68' to a granite monument;

N 61°25'50" W a distance of 15.01' to a granite monument;

N 28°10'00" E a distance of 299.94' to an angle point;

N 28° 23' 10" E a distance of 131.30' to the southerly side of said Kennedy Memorial Drive, marking a point on a non tangent curve,

Thence by a curve to the right whose radius is 1,555.00', an arc distance of 122.93' to the point of beginning; containing 2.74 acres more or less. Above courses are grid north.

Being the same premises conveyed to the grantor herein by deed from Harrison Aldrich, Douglas R. Hollingsworth, Lawrence E. Merrill and Allan W. Nyman, D.P.M., P.A. dated September 11, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3022, Page 323.

The above described premises are conveyed subject to matters of record, if any, that may affect the premises including mortgages, easements and restrictions.

Together with all of the Grantor's right, title and interest as lessor/landlord in and to any leases of all or part of the above-described premises.

RECEIVED KENNEBEC CO.

1996 AUG 30 AM 9:30

ATTEST: *[Signature]*  
REGISTER OF DEEDS